

June 14, 2022

Mana Projects Private Limited: Rating Withdrawn

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Unallocated	50.00	50.00	[ICRA]BBB- (Stable); Withdrawn
Total	50.00	50.00	

*Instrument details are provided in Annexure-1

Rationale

ICRA has withdrawn the ratings assigned to the bank facilities of **Mana Projects Private Limited (DIPL)** based on request from client and in accordance with ICRA's policy on withdrawal and suspension of unallocated limits. However, ICRA does not have information to suggest that the credit risk has changed since the time the rating was last reviewed. The Key Rating Drivers, Liquidity Position, Rating Sensitivities, have not been captured as the related instruments are being withdrawn. The previous detailed rating rationale is available at the following link: [Click here](#)

Analytical approach

Analytical Approach	Comments
Applicable Rating Methodologies	Policy on Withdrawal of Credit Ratings Corporate Credit Rating Methodology Rating Methodology for Real Estate Entities Consolidation and Rating Approach
Parent/Group Support	Not Applicable
Consolidation/Standalone	The rating is based on consolidated financial statements of Mana Projects Private Limited (MPPL) and Mana Promoters LLP, together referred as the company henceforth in this rationale; MPPL is the major partner in Mana Promoters LLP and is expected to fund the equity contribution and bridge any funding gaps in the Mana Capitol project being undertaken by Mana Promoters LLP; refer Annexure -2

About the company

Mana Projects Private Limited

Based out of Bengaluru (Karnataka), Mana Projects Private Limited (MPPL) is engaged in real estate development and is promoted by Mr. Kishore Reddy and his associates. The promoters ventured into real estate development in FY2000 through the incorporation of Mana Constructions. The scope of activities carried out by the promoters under this entity, largely included construction of G+2/3/4 residential buildings. Since FY2009, the group started undertaking construction of larger society projects under Mana Projects Private Limited. The group till date has completed 21 projects encompassing 2.5 million square feet (msf) of constructed area. Its residential projects include apartments, villas, and plotted development along with amenities such as clubhouse, swimming pool and gymnasium. Currently, the company is executing one project "Uber Verdant – II" under joint development with landowners, encompassing 0.7 msf of saleable area in company's share.

Mana Promoters LLP

This is a partnership firm formed by MPPL and its promoter Mr Kishore Reddy in FY2018 to develop a residential project "Mana Capitol" on JDA basis with a saleable area of 0.57 msft in firm's share. The partnership firm's capital is brought in by MPPL to an extent of 97% and 3% by its promoter

Key financial indicators

	FY 2019	FY 2020
Operating Income (Rs. crore)	73	170
PAT (Rs. crore)	5	11
OPBDIT/OI (%)	26	16
PAT/OI (%)	7	6
Total Outside Liabilities/Tangible Net Worth (times)	4.3	3.1
Total Debt/OPBDIT (times)	5.0	1.5
Interest Coverage (times)	1.8	2.5

PAT: Profit after Tax; OPBDIT: Operating Profit before Depreciation, Interest, Taxes and Amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

	Instrument	Current Rating (FY2023)				Chronology of Rating History for the past 3 years			
		Type	Amount Rated (Rs. crore)	Amount Outstanding as of April 30, 2022 (Rs. crore)	Date & Rating in FY2023	Date & Rating in FY2022	Date & Rating in FY2020	Date & Rating in FY2019	Date & Rating in FY2018
					June 14, 2022	July 09, 2021	Feb 7, 2020	Dec 26, 2018	Jan 4, 2018
1	Term loan	Long Term	-	-	-	-	[ICRA]BB+(Stable)	[ICRA]BB+(Stable)	[ICRA]BB+(Stable)
2	Unallocated	Long Term	50.0	-	[ICRA]BBB-(Stable); Withdrawn	[ICRA]BBB-(Stable)	[ICRA]BB+(Stable)	-	[ICRA]BB+(Stable)

&= Under watch with developing implications

Complexity level of the rated instrument

Instrument	Complexity Indicator
Long term fund based - unallocated	Not Applicable

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional, or legal aspects. Details on the complexity levels of the instruments, is available on ICRA's website: www.icra.in

Annexure-1: Instrument details

ISIN No	Instrument Name	Date of Issuance / Sanction	Coupon Rate	Maturity Date	Amount Rated (RS Crore)	Current Rating and Outlook
NA	LT – Unallocated	-	-	-	50	[ICRA]BBB-(Stable); Withdrawn

Source: Company

Annexure-2: List of entities considered for consolidated analysis

Company Name	Ownership	Consolidation Approach
Mana Projects Private Limited	100.00%	Full Consolidation
Mana Promoters LLP	100.00%	Full Consolidation

Source: the company

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